

Mills-2, Short Plat, SP-23-00002 Compliance Document

Preliminary Approval Conditions	Applicant Response	Staff Review
1. Building A. All new construction must meet the International Building		
1. Building B. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.	See attached C.O.A.	
1. Building C. All structures shall be subject to the Wildland Urban Interface Code (WUIC).	See attached C.O.A.	
2. Roads and Transportation A. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.	Noted	
2. Roads and Transportation B. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.	Noted	
2. Roads and Transportation C. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.	Noted	

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2. Roads and Transportation D. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.	Noted	
2. Roads and Transportation D-I. New access easements shall be a minimum of 30' wide.	Noted	
2. Roads and Transportation D-II. The roadway with shall have a minimum width of 12' if the length of the driveway is less than 150'. If the length of the driveway is over 150', the minimum roadway width shall be 16' with 2' of clear zone on each side	Noted	
2. Roads and Transportation D-III. Maximum grade shall be 10%	Noted	
2. Roads and Transportation D-IV. Crushed surface depth per WSDOT standards	Noted	
2. Roads and Transportation D-V. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.	Noted	
2. Roads and Transportation D-VI. Any further subdivision or lots to be served by proposed access may result in further access requirements	Noted	
2. Roads and Transportation E. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):	See "Approvals" on Sheet 1	
2. Roads and Transportation F. Contact the Kittitas County Rural Addressing Coordinator at 509-962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.	Noted	

2. Roads and Transportation G. Driveways and roads within this plat will be required to meet the standards of the International Fire Code. Any access longer than 150' shall provide a fire apparatus turnaround that meets the minimum design standards of the International Fire Code Appendix D.	Noted	
2. Roads and Transportation H. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.	Noted	
2. Roads and Transportation I. Mailboxes must be approved the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.	Noted	
2. Roads and Transportation J. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080) and SEPA application.	Noted	
3.State And Federal A. Applicant must meet all state and federal regulations	Noted	
4.Water/Sewer A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.	Noted	
4.Water/Sewer B. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:	Noted.	

4. Water/Sewer B-1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;	See attachment	
4. Water/Sewer B-2. An adequate water right for the proposed new use; or	See attachment	
4. Water/Sewer B-3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.	See attachment	
4. Water/Sewer C. All applicants for land divisions shall also submit information on "proximate parcels" held in 'common ownership' as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.	See attachment	
4. Water/Sewer D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.	See attachment	
4. Water/Sewer E. A well site review must be completed prior to final plat approval and proof of physical availability of water for all new uses of water for proposed lots of this project shall be provided.	See attachment	
4. Water/Sewer F. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final approval.	See attachment	
5. Plat Notes A. The following plat notes shall be recorded on the final mylar drawings:	Noted.	

5. Plat Notes 1. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.		See note 24 on sheet 1.	
5. Plat Notes 2. All development must comply with International Fire Code.		See note 19 on sheet 1.	
5. Plat Notes 3. Maintenance of the access is the responsibility of the property owners who benefit from its use.		See note 16 on sheet 1.	
5. Plat Notes 4. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.		See note 17 on sheet 1.	
5. Plat Notes 5. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.		See note 22 on sheet 1.	
5. Plat Notes 6. Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.		See note 21 on sheet 1.	

5. Plat Notes 7. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.	See note 18 on sheet 1.	
5. Plat Notes 8. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation..	See note 13 on sheet 1.	
5. Plat Notes 9. A 30' defensible space as seen in 2018 IWUIC 603.2 shall be required around all habitable structures.	See note 25 on sheet 1.	
6. Survey A. Please submit a Lot Closure Sheet with Final Plat	Noted. See attachment.	
6. Survey B. Title Report must be submitted with final plat with matching legal descriptions for the plat.	Noted. See attachment.	
6. Survey C. The purpose of the survey shall be identified along with the application number (SP-23-00002) on the final plat (KCC 16.10.020(1)) The following elements will need to be addressed prior to final approval:	Noted. Added to sheets 1 and 2.	
6. Survey D. Legibility of small text for the topo features on Lot 5C, Sheet 1. Please check minimum text height of 0.08"	Noted. Corrected	
6. Survey E. Legibility of line Tag labels on sheet 1 due to due to crossing linework and staggered Tag Labels.	Noted. Corrected	
6. Survey F. Please identify Dry Creek Road as "County Right of Way"	Noted. Corrected	

6. Survey G. Legibility of "Gravel Driveway" text on Sheet 2 due to hatching	Noted. Corrected	
6. Survey G. Please clearly identify Hatched area on Sheet 2 as the Access Easement, and identify it as "Herein Created" or "Created by separate document"	Noted. Corrected	
7. Other A. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345) prior to final plat recording.	Noted	
7. Other B. The final plat shall be consistent with the Olsen Ditch and Ellensburg Water Company Subdivision Guidelines.	Noted	
7. Other C. A Cultural Resources Report shall be completed by a professional archaeologist prior to ground disturbing activities. This report shall be submitted and approved prior to final plat approval.	Noted. See attachment.	
7. Other D. Both sheets of the final mylars shall reflect short plat number SP-23-00002 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; <u>non-compliant mylars will be rejected and returned to the applicant.</u> A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.	Noted.	

7. Other E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Noted	
7. Other F. The plat shall be consistent with KCC Title 20, Fire and Life Safety	Noted	
7. Other G. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.	Noted	